

Flat 19 Overcombe Court, 22 St. Johns Road,  
Boscombe Spa, Bournemouth, Dorset, BH5

Asking Price **£270,000**



Bedrooms



Living



Bathroom



Garage



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1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

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# A great apartment just a short stroll from sandy beaches!

**THIS SUPERBLY PRESENTED GROUND FLOOR APARTMENT IS JUST A SHORT STROLL FROM SANDY BEACHES AND FEATURES BOTH A SOUTHERLY FACING PATIO WITH SEA GLIMPSES AND A GARAGE!**

With Boscombe Pier and the areas golden sandy beaches approximately 150 metres away you can spend a day at the beach or time enjoying water sports, then take a short stroll home and relax on the apartments South facing patio, with plenty of storage space provided for all your beach going gear within a private garage.

Having been updated by our clients the property is modern and well-presented throughout making it ready for immediate occupation and a great opportunity if you have ever dreamt of living by the beach.

Entering the apartment a hallway has doors to all rooms and is nicely finished with wood effect flooring which runs through all living spaces.

The living room enjoys a Southerly aspect with floor to ceiling windows and a glazed door leading out to the private South facing patio which has been decked and provides plenty of space for a table and chairs.

A separate kitchen offers a range of modern cupboards and drawers and has a fitted gas hob with oven beneath, space is also provided for a tall standing fridge, washing machine, and a slimline dishwasher.

Bedroom one makes for a good double room and enjoys a Southerly/front aspect. Bedroom two is currently arranged as a study but would make a double room.

Finally, there is a fully tiled bathroom which boasts a generous walk-in shower, WC with wall flush, an inset countertop sink with vanity storage above, and a heated towel rail.

**THE TENURE:** We are informed the property is leasehold with approximately 145 years remaining and that service charges are currently £1400 per annum. There is no ground rent payable.

We understand **PETS ARE PERMITTED** and that there are **NO RESTRICTIONS ON SHORT AND LONG TERM LETS.**

**NB:** This information has not been verified, and any interested party should seek confirmation from their legal representative before proceeding.



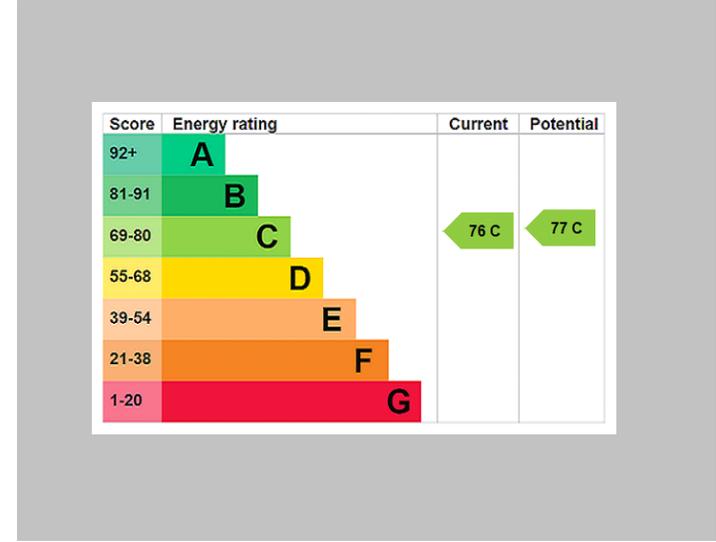
## KEY POINTS

- Close to beaches
- Southerly facing patio
- Garage
- Well-presented throughout
- Double glazed and gas central heating



**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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**Slades - Southbourne** 51 Southbourne Grove, Bournemouth, Dorset, BH6 3QT  
 01202 428555 | sales@sladessouthbourne.co.uk  
 Website [www.sladeshomes.co.uk](http://www.sladeshomes.co.uk)

